

## Triple Net Lease Contract

\_\_\_\_\_ (hereafter "Lessor") and \_\_\_\_\_  
(hereafter "Lessee") hereby enter into a lease agreement under the following terms:

Lessor shall convey to Lessee use of the premises at:

\_\_\_\_\_

The term of this lease shall be from \_\_\_\_\_ until \_\_\_\_\_ at midnight on each date.  
The Lessee will retain a renewal option until \_\_\_\_\_ days before the termination date.

The Lessee is obligated to pay Lessor a total of \$ \_\_\_\_\_ for the rights conveyed under this lease. The amount will be paid in monthly installments in the amount of \$ \_\_\_\_\_ per month. If the amount is not paid within \_\_\_\_\_ days, a late fee of \$ \_\_\_\_\_ will occur.

The Lessee shall put down a security deposit in the amount of \$ \_\_\_\_\_, which will be distributed for damages and repairs as required by law.

The Lessee shall have full possession of the premises on the first day of the lease, and shall extend the right of occupation to employees, agents and clients within the common areas.

This is a Triple Net Lease, meaning that the Lessee agrees to cover all costs associated with the upkeep of the aforementioned property.

The Lessee will pay for all maintenance, repair, improvements and alterations. Any alterations done must comply with the state law and have the Lessor's prior and written consent. The Lessee will also cover the cost of any damages that occur or claims and liens made upon the property.

The Lessee will pay for all utilities, including water, gas, electricity, heat, garbage and recycling.

The Lessee will cover all personal and residential taxes on the property.

The Lessee will supply the Lessor with proof of insurance that is in accordance with all state and federal laws for the premises.

The Lessor retains the right to enter the premises with a written notice in accordance with the law for the purpose of inspection or display to potential buyers/mortgagers.

Upon expiration or termination of this lease, Lessee shall return the property to Lessor in substantially the same condition in which the property was received by Lessee. The Lessee understands that any holdover of payment or failure to remove belongings from the premises by the termination date will result in a holdover fee of \$ \_\_\_\_\_.

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

\_\_\_\_\_  
Lessor, signature & date

\_\_\_\_\_  
Lessee, signature & date

Address \_\_\_\_\_

Address \_\_\_\_\_

City, state, ZIP \_\_\_\_\_

City, state, ZIP \_\_\_\_\_